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## Copshorn Road Bodmin

An exciting opportunity to purchase a beautifully presented four-bedroom detached bungalow set within a generous plot consisting of woodland, patio and lawned areas.

- \* Kitchen breakfast room with walk in pantry
- \* Utility room
- \* Central hallway with spiral staircase
- \* Living room with wood burner
- \* Two ground floor bedrooms
- \* Ground floor shower room
- \* Two bedrooms and shower room to first floor
- \* Fantastic gardens with many mature plants and trees
- \* Driveway parking for multiple cars
- \* Garage
- \* Oil fired Central heating

**Price: £479,950**





Ellesmere offers an exciting opportunity to purchase a beautifully presented detached four-bedroom bungalow set within extensive gardens of wooded, lawned and patioed areas and offers great privacy. The garden has been extensively improved by the current occupiers and boasts an established, well stocked vegetable plot and borders with extensive specimen plants/shrubs. The property offers fantastic privacy throughout the various sections of garden and benefits from oil fired central heating, double glazing, and wooden floors throughout downstairs.

**ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.**

**KITCHEN/BREAKFAST ROOM: 19'1" x 17'3".**

**PANTRY: 6'6" x 5'5".**

**UTILITY ROOM: 14'9" x 9'3".**

**LIVING ROOM: 20'8" x 18'1".**

**BEDROOM ONE: 12'9"x 11'11".**

**BEDROOM TWO: 13'1" x 10'2".**

**BEDROOM THREE: 11'5" x 10'10".**

**BEDROOM FOUR: 11'5" x 9'10".**

**The Property**

Ellesmere is accessed from Copshorn Road by a private lane leading down to the property and the four other individual properties. There is ample parking for 3-4 cars and a detached garage to the side of the property.



From here the front door opens into the open plan L-shaped kitchen breakfast room, the kitchen comprises cream coloured wooden shaker style floor-based units with matching wall mounted units with tiled worktops and matching splashbacks. Space for freestanding cooker and extractor hood over. Integrated fridge and dishwasher. Ceramic sink and drainer. Spotlights. There is ample space for a family sized dining table in the breakfast area. Doors open through to hall, rear porch and walk in pantry.



The pantry is a superb space with fitted shelving and space for a free-standing fridge freezer. The electric and fuse box can be found in here.



To the rear a door open into the rear porch, a useful space for a place to coats and shoes. From here a door opens to outside and also through to the utility room.

The utility room is a great size with a tiled floor and fitted kitchen units including a range of floor-based units comprising both cupboards and drawers with work surfaces over. Plumbing for washing machine and tumble dryer and space for freestanding fridge freezer. Central heating Boiler. Door to outside.



Off the kitchen breakfast room is the central hall, a light space could lend itself to either an office or snug. French doors lead to outside, and a feature spiral staircase goes up to the first floor. There are doors off to living room, shower room and bedrooms.



The living room is to the front of the property and enjoys lovely views over the garden through an impressive bay window. To the centre of the room is a Brick fireplace with wood burner and slate hearth creating a natural focal point.



To the rear of the property is the ground floor shower room with a tiled floor and partially tiled walls. There is a modern fitted suite consisting of a Free-standing vanity unit with ceramic work top and inset wash hand basin and storage space under, Close coupled WC. Corner shower with wall mounted shower and curved shower screen. Chrome heated towel rail. Fitted alcove storage with shelving and cupboard housing hot water cylinder.



There are two bedrooms to the ground floor, the larger of the two is to the front of the property enjoying views to the front and with ample space for a double bed and further bedroom furniture. The second bedroom is currently used as a dressing room with full-length built-in wardrobes but there is ample space for a bed or sofa bed if required.





Both bedrooms have windows to the side elevation and storage space with access out to the eaves. Both rooms are large enough for double beds with space for additional bedroom furniture if required.



The shower room has tiled walls and floor and a modern fitted suite consisting of a wall hung wash hand basin, close coupled WC, corner shower with wall mounted shower and curved shower screen. Chrome heated towel rail.



## OUTSIDE:

To the side of the property there is a generous area laid to lawn with a raised decking area and a summerhouse, this can be accessed either directly from the central hall or from paths to the front and rear of the property. Immediately to the front of the property is a raised terraced area with wrought iron fencing. Pathways lead

Spiral staircase from ground floor leads up to the central landing with doors off to the two first floor bedrooms and shower room.



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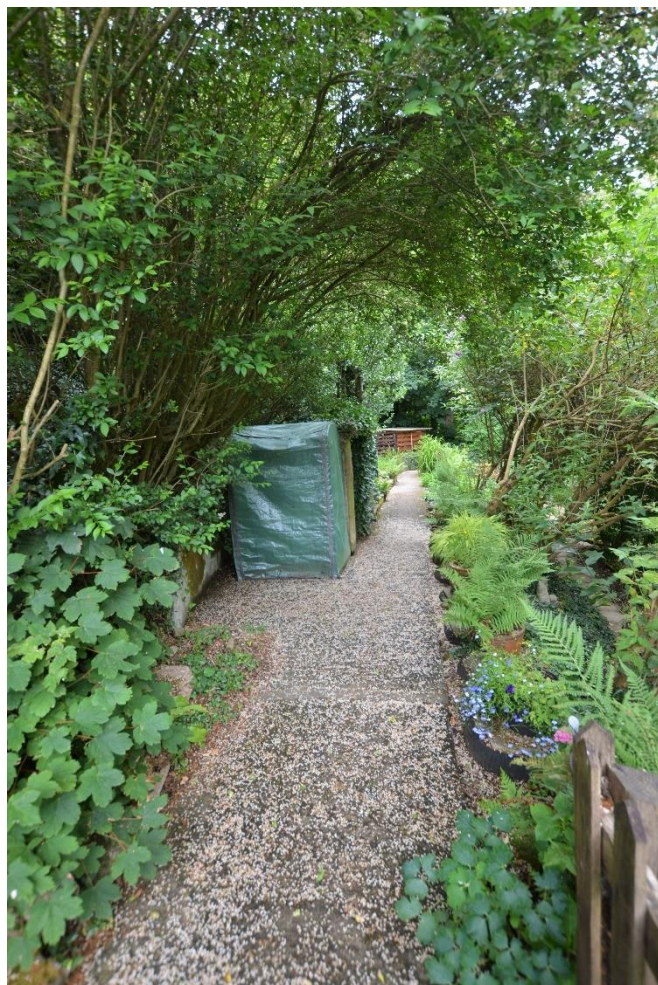
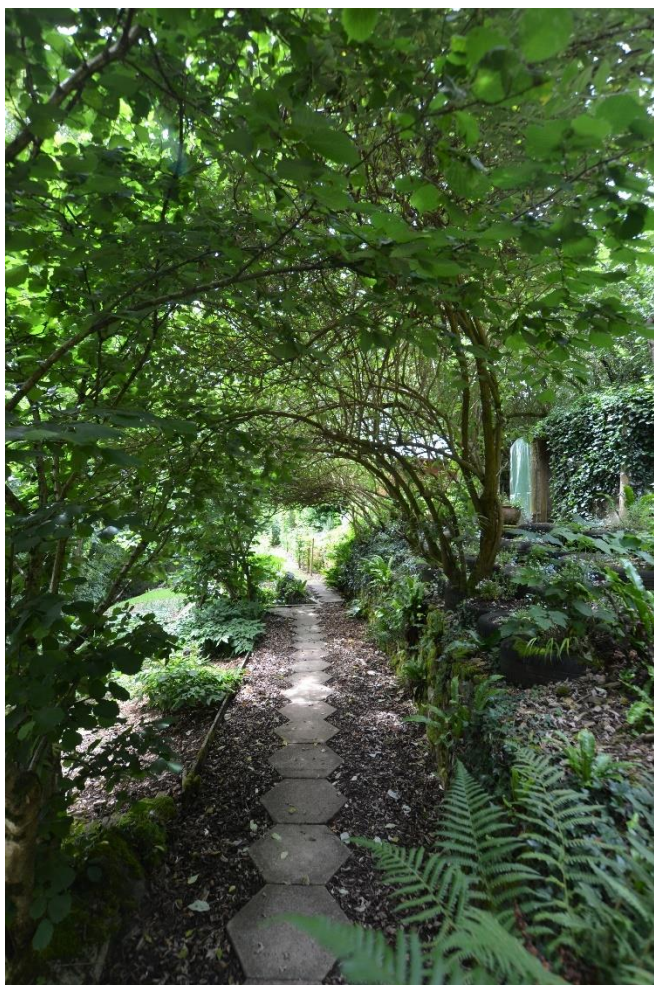
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behind the summerhouse and to the side of the terrace down to the lower section of the garden. The lower part of the garden is a natural wooded area that has been tiered with sections of lawn and an established vegetable plot with a wealth of fruit, vegetables, and herbs. The garden is bursting with a variety of mature plants and shrubs and raised beds containing specimen plants with stone pathways that wind through the garden and across the levels.

**EPC Band: Awaited**

**Council Tax Band: E**



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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract